



Fife Close, Chorley

Offers Over £159,995

Ben Rose Estate Agents are pleased to present to market this two-bedroom semi-detached bungalow, ideally situated within a quiet cul-de-sac in the sought-after area of Chorley. Offered with NO CHAIN, this home presents an excellent opportunity for buyers looking for a property they can truly make their own, offering a fantastic blank canvas with plenty of potential to personalise and modernise to suit individual tastes. The property enjoys a convenient location with a wide range of amenities close by, including local shops, supermarkets, and well-regarded schools. Chorley town centre is just a short drive away, offering an array of retail and leisure facilities, whilst excellent travel links are easily accessible with nearby bus routes, Chorley Train Station providing direct links to Manchester and Preston, and convenient access to the M61 and M6 motorways for commuters.

Upon entering the home, you are welcomed into the entrance hall which provides access to each room of the property. Positioned towards the front are the two bedrooms, with the master bedroom benefiting from a generous range of fitted wardrobes providing ample storage space. The second bedroom, currently utilised as a dining room, offers versatility depending on the needs of the new owners. Moving towards the rear of the property, you will find the spacious lounge featuring a charming fireplace that acts as a focal point to the room and provides a comfortable space to relax. Also located to the rear is the kitchen, fitted with an integrated oven and fridge/freezer, while also providing convenient access out to the rear garden.

Externally, the property benefits from a driveway to the front providing off-road parking for one vehicle alongside a well-maintained front lawn. To the rear, you will find a single detached garage as well as a low-maintenance garden which has been fully flagged, complemented by surrounding plant beds that add a touch of greenery and potential for further landscaping. With its quiet cul-de-sac setting, excellent local amenities, and fantastic potential to modernise, this home presents a wonderful opportunity for buyers seeking a bungalow they can truly make their own.





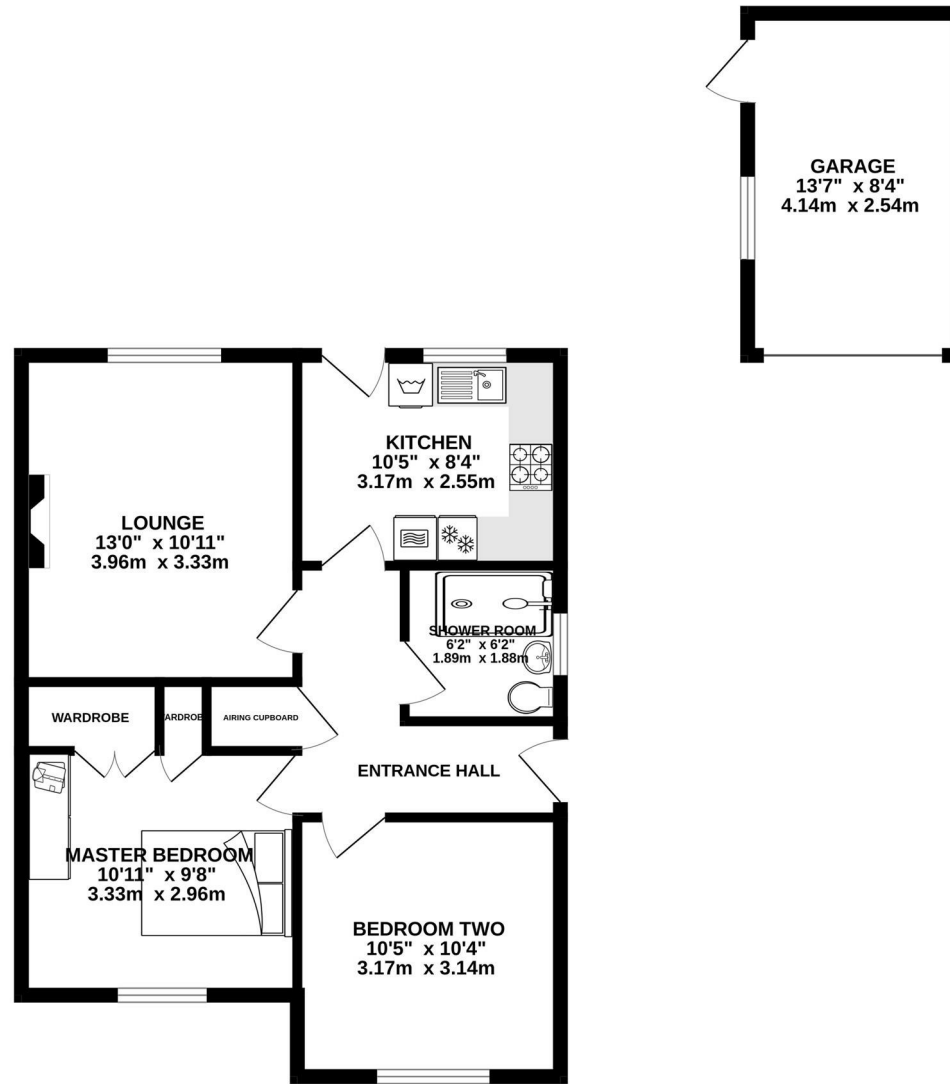








GROUND FLOOR
687 sq.ft. (63.8 sq.m.) approx.

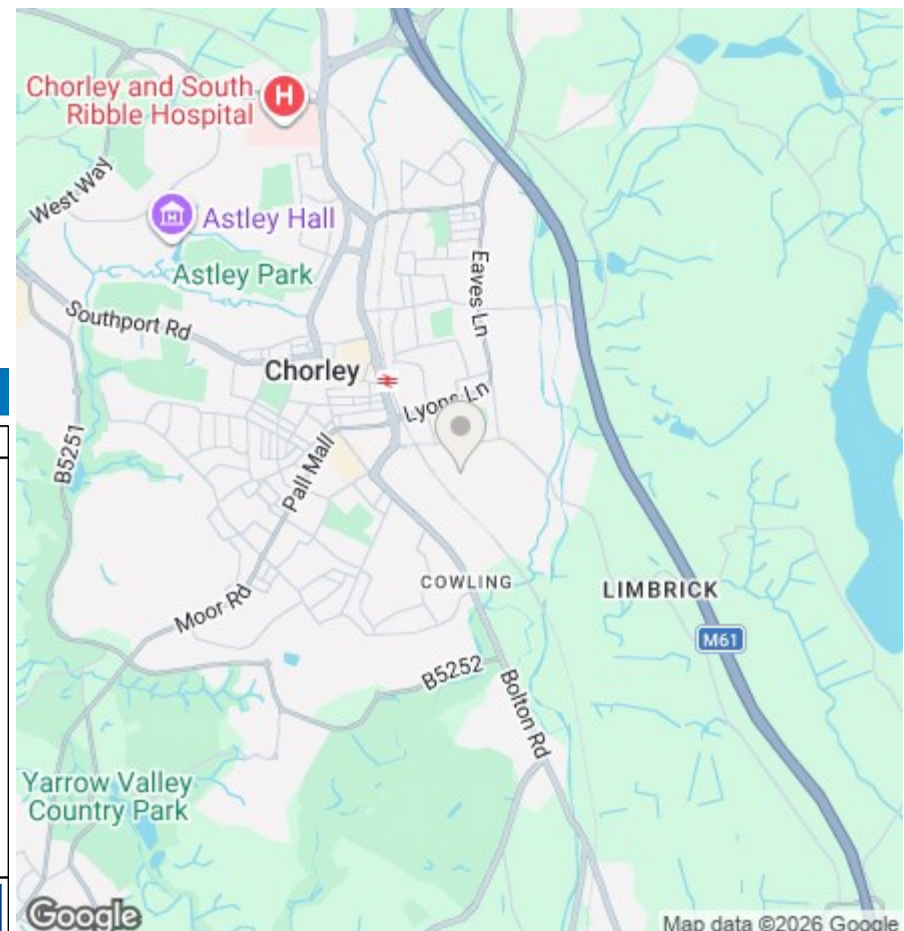


TOTAL FLOOR AREA : 687 sq.ft. (63.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	